


PREPARED BY: JOHN RUDD  
**JOHNSON & FREEDMAN, LLC**  
1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181

**MSP FILE NO.: 221.0814031AL/C**  
**LOAN NO.: 0144168564**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20100203000033640 1/3 \$317.00  
Shelby Cnty Judge of Probate, AL  
02/03/2010 11:02:36 AM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

Shelby County, AL 02/03/2010  
State of Alabama  
Deed Tax : \$300.00

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 12, 2005, **Kody L Christianson and Abby L Christianson, joint tenants husband and wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registrations Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc its successors and assigns**, which said mortgage is recorded in Instrument No. 20051019000542450, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registrations Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc its successors and assigns did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 09/16, 09/23, 09/30/2009 and 10/14/09; and

WHEREAS, on October 29, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association successors-in Interest to Wachovia Bank NA as Trustee for BAFC; in the amount of **TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$ 299,900.00)**; and said property was thereupon sold to U.S. Bank National Association successors-in Interest to Wachovia Bank NA as Trustee for BAFC; and

WHEREAS, Mikki Prince, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$ 299,900.00), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto U.S. Bank National



Association successors-in Interest to Wachovia Bank NA as Trustee for BAFC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 104 according to the Survey of Riverwoods, First Sector as recorded in Map Book 29, Page 120, Shelby County, Alabama records.

SOURCE OF TITLE: Instrument No. 20051019000542430

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association successors-in Interest to Wachovia Bank NA as Trustee for BAFC, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Kody L Christianson and Abby L Christianson, joint tenants husband and wife and Mortgage Electronic Registrations Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc its successors and assigns have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 29<sup>th</sup> day of October, 2009.

BY:

AS: Mikki Prince  
Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

Mikki Prince, whose name as attorney-in-fact and auctioneer for Kody L Christianson and Abby L Christianson, joint tenants husband and wife and Mortgage Electronic Registrations Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc its successors and assigns, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of October,

Anita Louise Willis  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires  
January 13, 2013

Grantee Name / Send tax notice to:  
ATTN: Tene Griffin



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SunTrust Mortgage, Inc.  
P O Box 27767  
Richmond, VA 23261



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